



Invitation to Bid

HNS18-39

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

Project Address: <u>1904 Union St.</u>		SAFE HOME CHARLOTTE HAS LEAD
Call project manager for full address		
Bid Walk: 4/12/2018 at 9:00 am		
Bid Opening: 4/19/2018 at 2:00 pm		
Client Name:	Contact Number:	
Project Manager: John Sutton	Contact Number: 704-361-3881	

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid.

The day of a bid walk the best way to reach me is at John Sutton (cell # 704-361-3881).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



SAFE HOME
CITY OF CHARLOTTE
NEIGHBORHOOD & BUSINESS SERVICES

Company Acknowledgement:

The undersigned, having become thoroughly familiar with the terms, conditions, limitations, and provisions of the housing improvement work to be performed at 1904 Union St., to be funded through the City of Charlotte Neighborhood & Business Services, in addition, having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the proposed contract documents including furnishing of any and all labor and materials, and to do all work required to complete said Work in accordance with the advised respective contractual, for the sum of money:

All labor, materials, services and equipment necessary for the completion of the Work shown on the Drawings and in the Specifications:

Dollars (\$ _____)

Written total

Specs Dated: 3/28/2018

Number of Pages: 6

Addenda # 1 Dated:

Number of Pages:

Addenda # 2 Dated:

Number of Pages:

Project start date:

Project Completion Date:

Please Print and Sign:

Company Name/Firm:

Authorized Representative Name:

Signature:

Date:



Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amounts of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

John Sutton
Rehabilitation Specialist
City of Charlotte
Neighborhood and Business Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-5296
Fax: (704) 336-3489

Work Specification

Prepared By:
City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

Address: 1904 Union St.
Charlotte, NC 28205

Owner: Annie Smith

Owner Phone: Home: (704) 333-2483

Structure Type: Single Unit

Program(s): Safe Home FY 2018
Emergency Repair FY18

Square Feet: 899

Year Built: 1945

Property Value: 81400

Tax Parcel: 08313307

Census Tract:

Property Zone: Council District 1

Repairs

Description

Floor

Room

Exterior

Portable Toilet

Provide temporary toilet facilities from job start until approval of permanent facilities.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Permits Required

The contractor is responsible obtaining and paying for all permits required. Said permits shall include all items in this scope of work.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Dumpster

After procuring all required permits, place AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Demo and Rebuild Bathroom - Complete

Completely demo the existing bathroom. Remove all plumbing and electrical fixtures, doors and trim, and ceiling, wall, and floor coverings to the framing. Repair or replace all framing as necessary to meet the requirements of the Construction Specifications and the Building Code.

Rebuild the bathroom complete with all the following features:

- *floor, wall, and ceiling insulation at locations required by the Construction Specifications
- *ceiling mounted fan vented through the roof
- *switched light fixture over the vanity
- *GFCI outlet per Code
- *4 piece fiberglass tub and surround
- *drywall and finish walls and ceiling
- *vinyl sheet goods flooring over 1/4" underlayment
- *prehung six panel door and hardware
- *baseboard and shoe mold at standard locations
- *1.6 gpf commode
- *vanity with cultured marble top and single handle faucet
- *3 piece bath hardware set (towel bar, paper holder, and towel ring)
- *mirror over vanity
- *walls and ceiling painted semi-gloss per Construction Specifications.

All materials and construction methods shall meet the requirements of the relevant Construction Specifications and the NC Codes.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Insulate Floor R-19

Install R-19 Kraft faced batt fiberglass insulation to floor where missing. Vapor barrier must face heated space. Use strong wire, "tiger teeth" or mesh to hold insulation in place. (24.3)



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Hose Bibb 2

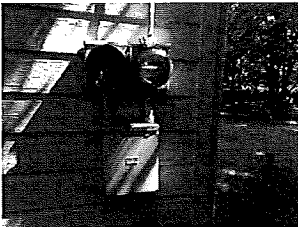
Install a bronze hose bibb on outside of structure with inside shut-off valve and backflow preventer. Seal exterior penetration with silicone caulk.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Electric Service 200 AMP

Replace electrical service with new 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, ground rods and cable. Include replacement of all sub-panels. Caulk exterior service penetration.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Ceiling Repair and Paint KITCHEN

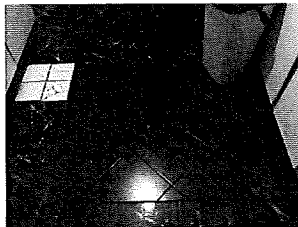
Repair ceiling finish. Patch drywall or plaster holes in ceiling greater than one inch. All others use an adhesive mesh and mud over mesh with the appropriate material. Wet sand and smooth. PREP AND PAINT.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Floor System Repair KITCHEN

KITCHEN. Remove all fixtures not built in. Dispose of floor assembly. Install 2"x 10" joists hung 16" on center, 3/4" subfloor. Include replacing all deteriorated band joists and insulating floor to code.



$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Work Specification

Resilient Flooring KITCHEN

Install 25 year warranted resilient floor covering per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Exterior Deck REAR

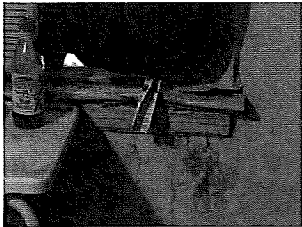
REAR. Remove and dispose of existing deck and replace with new exterior deck, including post, steps and railings.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

FRONT BEDROOM WALL FRAMING, INSULATION, TRIM AND DRYWALL

REBUILD DAMAGED FRAMING, INSULATION, DRYWALL AND TRIM. INCLUDE ALL ASSOCIATED ITEMS WITH THIS REPAIR.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Water Heater 40 Gallon Electric

Install a 40 gallon, glass lined, high recovery insulated to R-7, double element, electric water heater with 10 year warranty. Include pressure and temperature relief valve, expansion tank, discharge tube to within 6" of floor or to outside of structure, shut-off valve and electric supply. If it is located on an upper floor or if there is no floor drain, install a catch pan drained to the exterior. Dispose of old water heater appropriately.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Combination CO / Smoke Detector Hard Wired

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Smoke Detector Hard Wired

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Tear Off & Reroof Shingles

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Drain/Waste/Vent 1 Bath House

Remove all drain, waste and wet vent lined to code legal dump. Install schedule 40 PVC to service one 3-piece bath,kitchen and laundry area from the roof vent pipe(s) through the foundation wall to include a main clean out outside to code

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Replumb Supply Lines

Remove all existing water supply lines. Install new PEX supply lines to code to service one 3-piece bath, kitchen and laundry area. Insulate exposed hot and cold water lines, installed to code. Repair any wall or ceiling tear out required to install system.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

REAR PORCH ROOF

Rear porch roof, replace all deteriorated components.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Band Joist and Sill Replacement

Remove and replace decayed/damaged band joist and sill to Code. Remove all deteriorated wood framing members prior to replacement, and reattach or replace affected floor joists as necessary.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

See Attached Lead Scope

All work shall be performed in accordance with applicable regulations and shall meet all applicable building codes. Building permits will be obtained as appropriate. Mecklenburg County requires building permits for Lead Hazard Reduction if the work involves activities subject to permitting under general conducts.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Soffit Porch Ceiling

Install solid soffit to porch area. Include all accessories, including breaking coil stock.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____

LEAD ABATEMENT SCOPE OF WORK & INSTRUCTIONS TO BIDDERS

Address: **1904 Union St.**

Complete the following scope of work:

Location	Feature	Method	Count	unit price	COST
Room 2	Wall B and C Yellow Drywall	Prep and Paint			
Room 2	Window Sill	Prep and Paint			
Room 4	Door Jamb between kitchen and Hall	Prep and Paint			
Room 6	Wall C White Drywall	Prep and Paint			
Outside	Side A Through D Tan Wood Wall	Cover with Tyvek and aluminum or vinyl			
Outside	Side A Through D Tan Wood Soffit	Cover with Tyvek and aluminum or vinyl			
total					

Contractors may submit an occupant protection plan on the form provided.

- 1 Contact The El Goup if an additional form is needed. Phone : 704- 237- 8150
- 2 Complete all interior work in a unit in a single day.
- 3 Allow for replacement of 50 board feet of rotted wood.
- 3 Unless otherwise noted any window or door removal and replacement
- 4 Includes frame and trim on both sides.
- In lieu of complete removal, window frames may be enclosed with vinyl on
- 5 exterior in accordance with all project manual requirements
- 6 Contact Jim Roy to conduct inspections prior to repainting or other putback and after vinyl siding installation.
- Use tempered glass where required by Code.

Total Bid

\$ _____

Acknowledgement of Addenda (if any):

Addendum#	Date

The undersigned contractor agrees to perform the scope of work for the indicated fee in accordance with applicable regulations and the project manual. The undersigned also certifies that the work will be completed within 60 days of award.

Signature of authorized contractor representative	
Contractor Submitting Bid:	
Address:	
Phone:	

LEAD ABATEMENT SCOPE OF WORK & INSTRUCTIONS TO BIDDERS

Address:

1904 Union St.

Complete the following scope of work:

Location	Feature	Method	Count	unit price	COST
Room 2	Wall B and C Yellow Drywall	Remove and dispose of the component. Replace with component similar in size, style, and dimension. Prep and Paint			
Room 2	Window Sill	Remove and dispose of the component. Replace with component similar in size, style, and dimension. Prime coat any new unpainted wood.			
Room 4	Door Jamb between kitchen and Hall	Remove and dispose of the component. Replace with component similar in size, style, and dimension. Prime coat any new unpainted wood.			
Room 6	Wall C White Drywall	Remove and dispose of the component. Replace with component similar in size, style, and dimension. Prime coat any new unpainted wood.			
Outside	Side A Through D Tan Wood Wall	Cover with Tyvek and aluminum or vinyl.			
Outside	Side A Through D Tan Wood Soffitt	Cover with Tyvek and aluminum or vinyl.			
total					

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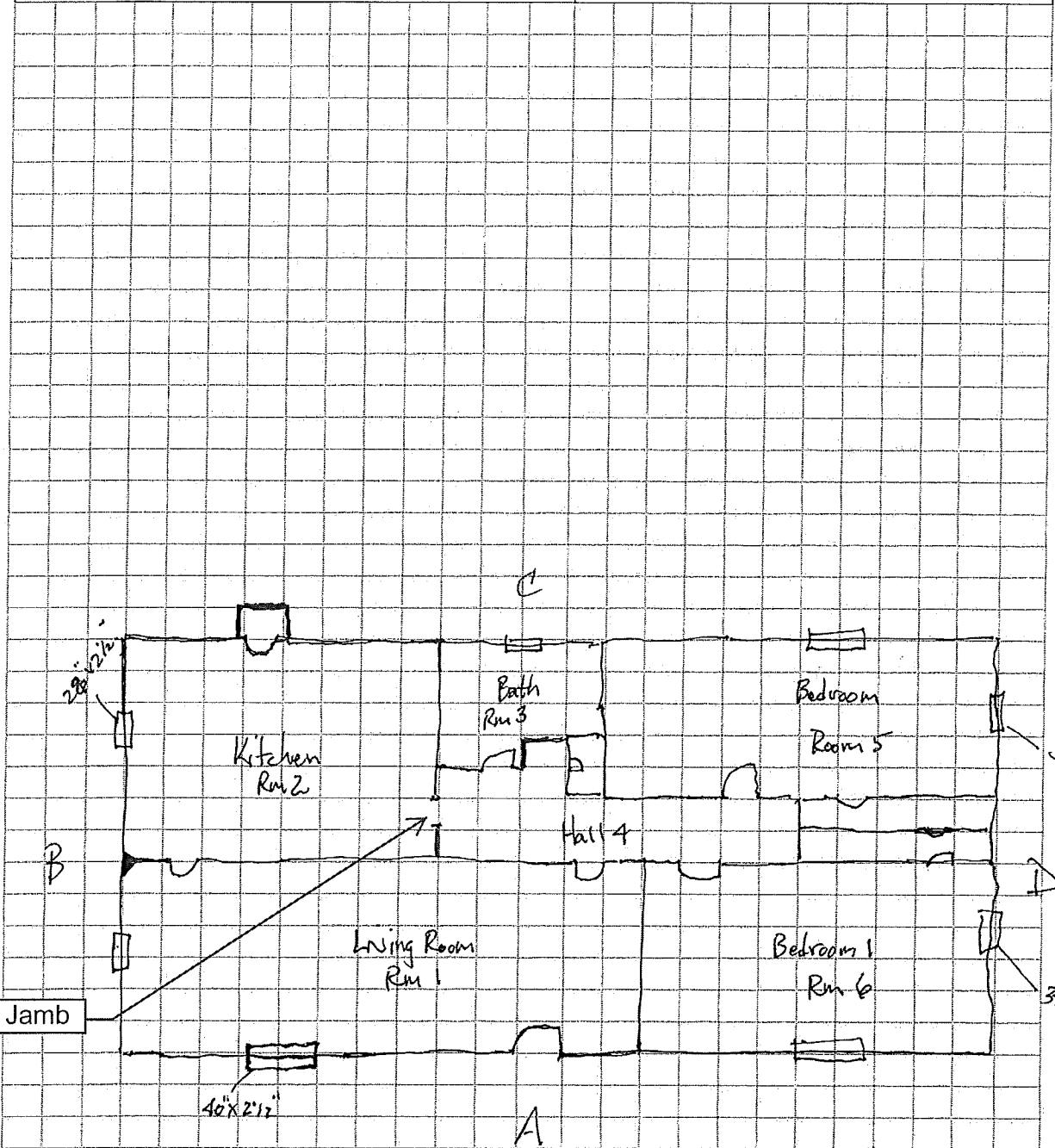
Contractor Submitting Bid:	
Address:	
Phone:	

1904 Union St.

Field Notes



EI



Deteriorated Jamb

Site Location

← 1904 UNION ST →